

From: "Stafaj, Genta" <GStafaj@olshanlaw.com>

Subject: RE: Paddle 8 Sublease

Date: March 6, 2018 at 2:11:55 PM EST

To: Jeffrey Zukerman <[jukerman@zukermangore.com](mailto:jzukerman@zukermangore.com)>, "Brandstatter, Dov B." <DBrandstatter@olshanlaw.com>

Cc: "Weiss, Jordan" <JWeiss@savills-studley.com>, Raquel Goldstein <rGoldstein@zukermangore.com>, Lisa Cooley <lisa@lisa-cooley.com>, "Alexander Gilkes" <alexander@paddle8.com>, Eich Christian <eich@balex.law>

Jeffrey,

Attached please find a redline version of the sublease reflecting changes made per your comments and an execution version of the sublease. Per my previous email, please deliver to my attention at our office (address below) the following:

1. Four (4) originals of the Sublease signed by Subtenant (see the "Sublease Execution Version – Lisa Cooley, LLC-P8H,Inc." pdf attachment); and
2. Four (4) originals of the Guaranty signed by The Native SA (see the "Guaranty Execution Version – The Native SA" pdf attachment).

Please also send a certificate of Subtenant's insurance as soon as possible.

Note that the attached remains subject to Sublessor's review, comments and approval and that neither side will be bound unless and until the Sublease is fully executed. Please let us know if you have any questions.

Thanks,

Genta Stafaj

OLSHAN

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New York, NY 10019

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Facsimile: 212.451.2222

Email: GStafaj@olshanlaw.com

Web: www.olshanlaw.com

From: Jeffrey Zukerman [<mailto:jzukerman@zukermangore.com>]

Sent: Tuesday, March 06, 2018 2:01 PM

To: Stafaj, Genta <GStafaj@olshanlaw.com>; Brandstatter, Dov B. <DBrandstatter@olshanlaw.com>

Cc: Weiss, Jordan <JWeiss@savills-studley.com>; Raquel Goldstein <rGoldstein@zukermangore.com>;

Lisa Cooley <lisa@lisa-cooley.com>; Alexander Gilkes <alexander@paddle8.com>; Eich Christian <eich@balex.law>

Subject: RE: Paddle 8 Sublease

Genta/Dov-

This is fine with two minor comments:

1. Please correct the spelling of my firm – Zukerman not Zuckerman – in 25.09 and in the signature line.
2. In 25.09 we need to make clear that I am not holding money – I am holding checks. And when consent is obtained we deliver the “checks” not the Escrowed Amount to your client. Thus, please revise this section to refer to the fact that we are holding checks.

With that we are ready to sign.

Many thanks.

Best-

Jeff

Jeffrey D. Zukerman

**ZUKERMAN GORE BRANDEIS
& CROSSMAN, LLP**

Eleven Times Square 212.223.6700 | 212.500.4750 (Direct)
New York, NY 10036 jzukerman@zukermangore.com | [Website](#)

From: Stafaj, Genta [<mailto:GStafaj@olshanlaw.com>]

Sent: Tuesday, March 06, 2018 1:41 PM

To: Jeffrey Zukerman <jzukerman@zukermangore.com>; Brandstatter, Dov B.
<DBrandstatter@olshanlaw.com>

Cc: Weiss, Jordan <JWeiss@savills-studley.com>; Raquel Goldstein <rGoldstein@zukermangore.com>;
Lisa Cooley <lisa@lisa-cooley.com>

Subject: RE: Paddle 8 Sublease

Jeffrey,

Attached please find a clean and redline version of the revised sublease. Please let us know if the revisions are acceptable and we will circulate a new execution version of the sublease. Please note that the attached is being sent to our client simultaneously and remains subject to her review and comment.

Thanks,

Genta Stafaj

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Web: www.olshanlaw.com

From: Jeffrey Zukerman [<mailto:jzukerman@zukermangore.com>]
Sent: Tuesday, March 06, 2018 11:36 AM
To: Brandstatter, Dov B. <DBrandstatter@olshanlaw.com>
Cc: Weiss, Jordan <JWeiss@savills-studley.com>; Raquel Goldstein <rGoldstein@zukermangore.com>; Stafaj, Genta <GStafaj@olshanlaw.com>
Subject: FW: Paddle 8 Sublease

Dov-

Spoke to Genta who said that you are going to get back to me on this.

When you do so, we need to also confirm (and revise section 18) to reflect that any fees due the landlord for consent are on your client, not us. In that regard, please let me know where we stand as to landlord consent when you have a minute.

Thanks.

Best-

Jeff

Jeffrey D. Zukerman

Eleven Times Square 212.223.6700 | 212.500.4750 (Direct)
New York, NY 10036 jzukerman@zukermangore.com | [Website](#)

From: Weiss, Jordan [<mailto:JWeiss@savills-studley.com>]
Sent: Tuesday, March 06, 2018 10:54 AM
To: Jeffrey Zukerman <jzukerman@zukermangore.com>; Stafaj, Genta <GStafaj@olshanlaw.com>
Cc: Raquel Goldstein <rGoldstein@zukermangore.com>; Brandstatter, Dov B. <DBrandstatter@olshanlaw.com>; Izabela Depczyk <idepczyk@thenative.eu>; Alexander Gilkes <alexander@paddle8.com>; Eich Christian <eich@balex.law>; Lisa Cooley <lisa@lisa-cooley.com>
Subject: RE: Paddle 8 Sublease

Genta – please confirm the below is ok.

Thank you

Jordan Weiss
Managing Director
Savills Studley

t +1 (212) 326-1052
c +1 (201) 394-1162
JWeiss@savills-studley.com

From: Jeffrey Zukerman [<mailto:jzukerman@zukermangore.com>]
Sent: Monday, March 05, 2018 4:43 PM
To: Stafaj, Genta <GStafaj@olshanlaw.com>
Cc: Raquel Goldstein <rGoldstein@zukermangore.com>; Brandstatter, Dov B. <DBrandstatter@olshanlaw.com>; Weiss, Jordan <JWeiss@savills-studley.com>; Izabela Depczyk <idepczyk@thenative.eu>; Alexander Gilkes <alexander@paddle8.com>; Eich Christian <eich@balex.law>; Lisa Cooley <lisa@lisa-cooley.com>
Subject: RE: Paddle 8 Sublease

Hi Genta-

Many thanks for this.

We'll get this signed up but I am accustomed to lawyers for sublessors holding regular checks (not certified funds), in escrow, pending landlord approval after which they are delivered to the sublessor and deposited.

Please confirm that this is acceptable and we will get this signed and returned to you right away.

Best-

Jeff

Jeffrey D. Zukerman

Eleven Times Square 212.223.6700 | 212.500.4750 (Direct)
New York, NY 10036 jzukerman@zukermangore.com | [Website](#)

From: Stafaj, Genta [<mailto:GStafaj@olshanlaw.com>]
Sent: Monday, March 05, 2018 3:41 PM
To: Jeffrey Zukerman <jzukerman@zukermangore.com>
Cc: Raquel Goldstein <rGoldstein@zukermangore.com>; Brandstatter, Dov B. <DBrandstatter@olshanlaw.com>; Weiss, Jordan <JWeiss@savills-studley.com>; Izabela Depczyk <idepczyk@thenative.eu>; Alexander Gilkes <alexander@paddle8.com>; Eich Christian <eich@balex.law>; Lisa Cooley <lisa@lisa-cooley.com>
Subject: RE: Paddle 8 Sublease

Hi Jeffrey,

Attached is the execution version of the Agreement of Sublease for P8H, Inc. at 107 Norfolk Street, New York, New York. Please deliver to my attention at our office (address below) the following:

1. Four (4) originals of the Sublease signed by Subtenant (see the "Sublease Execution Version – Lisa Cooley, LLC-P8H,Inc." pdf attachment);
2. Four (4) originals of the Guaranty signed by The Native SA (see the "Guaranty Execution Version – The Native SA" pdf attachment);
3. One (1) certified check payable to "Lisa Cooley, LLC" in the amount of \$15,000.00 for the first month's rent; and
4. One (1) certified check payable to "Lisa Cooley, LLC" in the amount of \$36,000.00 for the security deposit.

The Sublessor will also need to approve the Subtenant's insurance, so please send a certificate of the same as soon as possible.

Please note that the attached remains subject to Sublessor's review, comments and approval and that neither side will be bound unless and until the Sublease is fully executed. Please let us know if you have any questions.

Thank you,

Genta Stafaj

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Web: www.olshanlaw.com

From: Jeffrey Zukerman [<mailto:jzukerman@zukermangore.com>]

Sent: Monday, March 05, 2018 2:58 PM

To: Stafaj, Genta <GStafaj@olshanlaw.com>

Cc: Raquel Goldstein <rGoldstein@zukermangore.com>; Brandstatter, Dov B.

<DBrandstatter@olshanlaw.com>; Weiss, Jordan <JWeiss@savills-studley.com>; Izabela Depczyk

<idepczyk@thenative.eu>; Alexander Gilkes <alexander@paddle8.com>; Eich Christian

<eich@balex.law>

Subject: FW: Paddle 8 Sublease

Genta-

P8H, Inc. is a Delaware corporation qualified to do business in New York State.

Please use this address for the tenant for now:

P8H, Inc.
81 Prospect Street
Brooklyn, NY 11201

Many thanks.

Best-

Jeff

Jeffrey D. Zukerman

Eleven Times Square 212.223.6700 | 212.500.4750 (Direct)
New York, NY 10036 jzukerman@zukermangore.com | [Website](#)

----- Forwarded message -----

From: **Stafaj, Genta** <GStafaj@olshanlaw.com>
Date: Mon, Mar 5, 2018 at 9:56 AM
Subject: RE: Paddle 8 Sublease
To: Raquel Goldstein <rGoldstein@zukermangore.com>, Jeffrey Zukerman
<jzukerman@zukermangore.com>, "Brandstatter, Dov B." <DBrandstatter@olshanlaw.com>
Cc: "Weiss, Jordan" <JWeiss@savills-studley.com>, Izabela Depczyk
<idepczyk@thenative.eu>, Alexander Gilkes <alexander@paddle8.com>, Eich Christian
<eich@balex.law>, Lisa Cooley <lisa@lisa-cooley.com>

Hi Raquel,

Please provide an address for P8H, Inc. and confirm that it is a Delaware corporation authorized to do business in NY. I will circulate an execution copy of the sublease once I include that information.

Thanks,

Genta Stafaj

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From: Raquel Goldstein [mailto:rGoldstein@zukermangore.com]

Sent: Friday, March 02, 2018 6:26 PM

To: Stafaj, Genta <GStafaj@olshanlaw.com>; Jeffrey Zukerman <jzukerman@zukermangore.com>; Brandstatter, Dov B. <DBrandstatter@olshanlaw.com>
Cc: Weiss, Jordan <JWeiss@savills-studley.com>; Izabela Depczyk <idepczyk@thenative.eu>; Alexander Gilkes <alexander@paddle8.com>; Eich Christian <eich@balex.law>; Lisa Cooley <lisa@lisa-cooley.com>
Subject: RE: Paddle 8 Sublease

Hi Genta –

Please circulate an execution copy. Thanks.

Best,

raquel

Raquel Goldstein

Eleven Times Square [212.223.6700](tel:212.223.6700) | [212.500.4749](tel:212.500.4749) (Direct)
New York, NY 10036 rgoldstein@zukermangore.com | [Website](#)

From: Stafaj, Genta [<mailto:GStafaj@olshanlaw.com>]
Sent: Friday, March 02, 2018 4:41 PM
To: Raquel Goldstein <rGoldstein@zukermangore.com>; Jeffrey Zukerman <jzukerman@zukermangore.com>; Brandstatter, Dov B. <DBrandstatter@olshanlaw.com>
Cc: Weiss, Jordan <JWeiss@savills-studley.com>; Izabela Depczyk <idepczyk@thenative.eu>; Alexander Gilkes <alexander@paddle8.com>; Eich Christian <eich@balex.law>; Lisa Cooley <lisa@lisa-cooley.com>
Subject: RE: Paddle 8 Sublease

Hi Raquel,

The date May 1, 2018 was chosen for a number of reasons. Based on our prior experience, it usually takes landlord at least 45 days to give their consent to a sublease. In addition, Lisa needs a set date in order to plan and make arrangements with respect to current bookings for the space. Please let us know what your timing concerns are so we can try to accommodate.

Thanks,

Genta Stafaj

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Web: www.olshanlaw.com

From: Raquel Goldstein [<mailto:rGoldstein@zukermangore.com>]
Sent: Friday, March 02, 2018 4:21 PM
To: Stafaj, Genta <GStafaj@olshanlaw.com>; Jeffrey Zukerman <jzukerman@zukermangore.com>; Brandstatter, Dov B. <DBrandstatter@olshanlaw.com>
Cc: Weiss, Jordan <JWeiss@savills-studley.com>; Izabela Depczyk <idepczyk@thenative.eu>; Alexander Gilkes <alexander@paddle8.com>; Eich Christian <eich@balex.law>; Lisa Cooley <lisa@lisa-cooley.com>
Subject: RE: Paddle 8 Sublease

Hi Genta –

Following review of the revised Sublease, the only remaining issue is with regards to the Commencement Date.

May 1, 2018 is too late as the Commencement Date. We would like the Commencement Date to be the date Sublessor receives Prime Landlord's consent to the Sublease.

Please let us know, thanks.

Best,

Raquel

Raquel Goldstein

Eleven Times Square [212.223.6700](tel:212.223.6700) | [212.500.4749](tel:212.500.4749) (Direct)
New York, NY 10036 rgoldstein@zukermangore.com | [Website](#)

From: Stafaj, Genta [<mailto:GStafaj@olshanlaw.com>]
Sent: Friday, March 02, 2018 1:17 PM
To: Jeffrey Zukerman <jzukerman@zukermangore.com>; Raquel Goldstein <rGoldstein@zukermangore.com>; Brandstatter, Dov B. <DBrandstatter@olshanlaw.com>
Cc: Weiss, Jordan <JWeiss@savills-studley.com>; Izabela Depczyk <idepczyk@thenative.eu>; Alexander Gilkes <alexander@paddle8.com>; Eich Christian <eich@balex.law>; Lisa Cooley <lisa@lisa-cooley.com>
Subject: RE: Paddle 8 Sublease

Hi Jeffrey,

Attached please find a clean and redline version of the sublease reflecting changes made to accommodate the requests made in Raquel's 2/28/18 email. Please note that the attached is being sent simultaneously to our client and remains subject to her review and comment.

Thanks,

Genta Stafaj

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Email: **GStafaj@olshanlaw.com**

Web: **www.olshanlaw.com**

From: Jeffrey Zukerman [<mailto:jzukerman@zukermangore.com>]

Sent: Thursday, March 01, 2018 5:23 PM

To: Raquel Goldstein <rGoldstein@zukermangore.com>; Brandstatter, Dov B.

<DBrandstatter@olshanlaw.com>

Cc: Weiss, Jordan <JWeiss@savills-studley.com>; Izabela Depczyk <idepczyk@thenative.eu>;

Alexander Gilkes <alexander@paddle8.com>; Eich Christian <eich@balex.law>; Lisa Cooley

<lisa@lisa-cooley.com>; Stafaj, Genta <GStafaj@olshanlaw.com>

Subject: RE: Paddle 8 Sublease

Hi Dov-

I have been asked to convey to you that our client wishes to impose a deadline of the close of business Monday to complete this deal after which they are no longer interested in the space, as this deal has dragged on too long.

As we discussed the other day, I am happy to get on a call with you for a few minutes to fine tune any remaining issues.

Many thanks.

Best-

Jeff

Jeffrey D. Zukerman

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New York, NY 10036

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jzukerman@zukermangore.com | [Website](#)

From: Raquel Goldstein

Sent: Wednesday, February 28, 2018 3:34 PM

To: Brandstatter, Dov B. <DBrandstatter@olshanlaw.com>; Stafaj, Genta <GStafaj@olshanlaw.com>

Cc: Jeffrey Zukerman <jzukerman@zukermangore.com>; Weiss, Jordan <JWeiss@savills-studley.com>; Izabela Depczyk <idepczyk@thenative.eu>; Alexander Gilkes <alexander@paddle8.com>; Eich Christian <eich@balex.law>

Subject: Paddle 8 Sublease

Hi Dov/Genta –

I wanted to follow up regarding the open issues in the Sublease.

1. Exhibit A - Good Guy Guaranty – We were told that you and your client had spoken about the good guy guaranty. Where do we currently stand on this issue?
2. Article 9/19 – Sublessor's Approval – You had asked us to specify where we would need Sublandlord's consent to not be unreasonably withheld, conditioned or delayed. We need the Sublandlord to not unreasonably withhold, condition or delay consent with respect to any further assignment or subletting and any alterations (provided, that if Subtenant chooses to make any unusual alterations then Subtenant will restore the space prior to the expiration of the term).
3. Article 18 - Consent of Prime Landlord – Have you notified the Prime Landlord about this Sublease? If not, when do you expect to notify the Landlord?

Best,

Raquel

Raquel Goldstein

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Izabela Depczyk

Founder & Executive Board Member

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Switzerland

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